

**CITY OF EAGLE LAKE  
NOVEMBER 22, 2021  
SPECIAL CITY COUNCIL MEETING  
6:00 P.M.  
CITY HALL, 705 PARKWAY AVENUE  
AGENDA**

City Council meetings are held the first Monday of every month at 6 p.m. All meetings are open to the public. If you wish to address the City Council in person, please contact City Hall at 507-257-3218 or email [krausch@eaglelakemn.com](mailto:krausch@eaglelakemn.com) or [jbromeland@eaglelakemn.com](mailto:jbromeland@eaglelakemn.com). Written comments or questions for the City Council can be submitted via USPS, email, or dropped off at City Hall to be read at the meeting. City Council meetings are now live streamed to the City of Eagle Lake's official YouTube Channel. If you are unable to attend a meeting, you can view meetings by visiting the City of Eagle Lake website at [eaglelakemn.com](http://eaglelakemn.com) and click on the "City of Eagle Lake MN City Council Meetings" icon on the home page of the website.

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

\_\_\_ Auringer    \_\_\_ White    \_\_\_ Steinberg    \_\_\_ Rohrich    \_\_\_ Whittington

**NEW BUSINESS**

1. Petition for Annexation for Parcel R39.10.19.251.008
2. Request from Developer for City to Remove Snow in Eagle Ridge Phase II Prior to City Accepting Infrastructure
3. Offer Received for 1986 Plow Truck
4. 2022 Budget Work Session
  - a. Review Wage Survey Results and Staff Recommendations
  - b. Updated Health Insurance Rates
  - c. Pricing for Website Re-Design
  - d. Park Pavilion
  - e. ARPA Funding
  - f. Other

**OTHER**

**ANNOUNCEMENT**

**ADJOURNMENT**

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If you have any questions, please feel free to contact City Hall at 507.257.3218 or email at [jbromeland@eaglelakemn.com](mailto:jbromeland@eaglelakemn.com).



705 Parkway Ave, PO Box 159, Eagle Lake, MN 56024  
(507) 257-3218 Phone (507) 257-3220 Fax

November 22, 2021

To: Honorable Mayor Auringer and City Council  
From: Jennifer J. Bromeland, City Administrator  
Re: Petition for Annexation for Parcel R391019251008

A petition for annexation, a copy of which is attached, has been received from the property owners of parcel R391019251008. A developer, Justin Jackson, would like to purchase this parcel for a housing development. Please see the attached concept design for an illustration of what the proposed housing development would look like. The developer will attend this evening's meeting to discuss the proposed development in more detail and answer any questions that you might have.

When land is annexed, it is placed in an agricultural district until re-zoning occurs. Per City Code, a preliminary plat is needed with a re-zoning application. After reviewing the petition for annexation, the City Council will have the opportunity to schedule a public hearing under Minnesota Statutes 414.033, Subdivision 2(3). Notice will need to be provided to LeRay Township and affected landowners 30 days in advance of the hearing. In addition, notice of the proposed ordinance will also need to be published in the City's legal newspaper.

When contemplating annexation, the City Council will want to carefully evaluate how the annexation will affect residents, landowners, and property in the area to be annexed, what additional costs will the City incur when providing services to the annexed area, how much revenue can and will the City obtain through taxes and other charges against the annexed area, what is the present status of the land available in this area and outlook for future development, and what impact, if any, will annexation have on development in this area. A developer's agreement will also need to be developed outlining the responsibilities of the developer and the city.

The petition for annexation was reviewed with the Planning Commission at its November 15<sup>th</sup> meeting. In attendance at that meeting were property owners directly adjacent to the proposed development. The developer had previously reached out to the landowners adjacent to the proposed development area to discuss his plans. Attached is a memo that was presented to the Planning Commission from the property owners outlining their concerns with the proposed development.

The Planning Commission's role is to provide a recommendation to the City Council about re-zoning when an application is received for this purpose. Once an application is received for re-zoning, a public hearing is scheduled, and notice published in the newspaper and mailed to all

property owners within 350 feet of the area proposed to be rezoned. While re-zoning can occur concurrent to an annexation, in this situation it is not possible without the developer putting together and supplying a preliminary plat. The developer attended the Planning Commission to discuss a future possible re-zoning request. No official action was taken as the discussion was for informational purposes only and because no application for re-zoning has been received.

The development is proposed to be completed in phases with the first phase consisting of market rate twin homes and the later phase(s) being market rate multifamily apartment complexes.

Attached for references purposes is an excerpt from a Mankato Area Housing Study Update that was completed in 2020 in which rental housing demand was studied.

Discussion should ensue.

If there is an interest in scheduling a public hearing, the soonest that the public hearing should be scheduled is January 3, 2022 (the first regularly scheduled meeting in 2022). City staff will work with legal counsel to draft the needed ordinance.



Jennifer J. Bromeland  
City Administrator

**PROPERTY OWNER PETITION TO MUNICIPALITY  
FOR ANNEXATION BY ORDINANCE - 120 Acres or Less**

IN THE MATTER OF THE PETITION OF CERTAIN PERSONS FOR THE  
ANNEXATION OF CERTAIN LAND TO THE CITY OF Eagle Lake, MINNESOTA  
PURSUANT TO MINNESOTA STATUTES § 414.033, SUBD. 2(3)

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TO: Council of the City of Eagle Lake, Minnesota

PETITIONER(S) STATE: All of the property owners in number are required to commence a proceeding under Minnesota Statutes § 414.033, Subd. 2(3).

It is hereby requested by:

         the sole property owner; or  
  X   all of the property owners (If the land is owned by both husband and wife, both must sign the petition to represent all owners.)

of the area proposed for annexation to annex certain property described herein lying in the Township of LeRay to the City of Eagle Lake, County of Blue Earth, Minnesota.

The area proposed for annexation is described as follows:

***INSERT THE COMPLETE AND ACCURATE PROPERTY DESCRIPTION.  
DO NOT USE DESCRIPTIONS FROM PROPERTY TAX STATEMENTS.***

1. There are 4 property owners in the area proposed for annexation. (If a property owner owns more than one parcel in the area proposed for annexation, he/she is only counted once as an owner - the number of parcels owned by a petitioner is not counted.)
2. The land abuts the municipality and the area to be annexed is 120 acres or less, and the area to be annexed is not presently served by public wastewater facilities or public wastewater facilities are not otherwise available.

*Except as provided for by an orderly annexation agreement, this clause may not be used to annex any property contiguous to any property previously annexed under this clause within the preceding 12 months if the property is owned by the same owners and annexation would cumulatively exceed 120 acres.*

3. Said property is unincorporated, abuts on the city's N S E W (circle one) boundary(ies), and is not included within any other municipality.
4. The area of land proposed for annexation, in acres, is 47.72 acres.
5. The reason for the requested annexation is FUTURE DEVELOPMENT OF HUNTER

PETITIONERS REQUEST: That pursuant to Minnesota Statutes § 414.033, the property described herein be annexed to and included within the City of Eagle Lake, Minnesota.

Dated: 11/5/21

Signatures: \_\_\_\_\_

*Michelle Bergman* *Ben Bergman*  
*Reagan Bergman* *Jill Bergman*

NOTE: Pursuant to Minnesota Statutes § 414.033, Subd. 2b, before a municipality may adopt an ordinance under subdivision 2, clause (2), (3), or (4), a municipality must hold a public hearing and give 30 days' written notice by certified mail to the town or towns affected by the proposed ordinance and to all landowners within and contiguous to the area to be annexed.

NOTE: Pursuant to Minnesota Statutes § 414.033, Subd. 11, when a municipality declares land annexed to the municipality under subdivision 2, clause (3), and the land is within a designated floodplain, as provided by section 103F.111, subdivision 4, or a shoreland area, as provided by section 103F.205, subdivision 4, the municipality shall adopt or amend its land use controls to conform to chapter 103F, and any new development of the annexed land shall be subject to chapter 103F.

NOTE: Pursuant to Minnesota Statutes § 414.033, Subd. 12, when a municipality annexes land under subdivision 2, clause (2), (3) or (4), property taxes payable on the annexed land shall continue to be paid to the affected town or towns for the year in which the annexation becomes effective. If the annexation becomes effective on or before August 1 of a levy year, the municipality may levy on the annexed area beginning with that same levy year. If the annexation becomes effective after August 1 of a levy year, the town may continue to levy on the annexed area for that levy year, and the municipality may not levy on the annexed area until the following levy year.

NOTE: Pursuant to Minnesota Statutes § 414.033, Subd. 13, at least 30 days before a municipality may adopt an ordinance under subdivision 2, clause (2), (3), or (4), the petitioner must be notified by the municipality that the cost of electric utility service to the petitioner may change if the land is annexed to the municipality. The notice must include an estimate of the cost impact of any change in electric utility services, including rate changes and assessments, resulting from the annexation.

Municipal Boundary Adjustment Unit Contact  
Star Holman [star.holman@state.mn.us](mailto:star.holman@state.mn.us) 651-361-7909  
(July 2019)

We request that if the developers plan is not approved that the parcel would revert to the township.

## EXHIBIT A

That part of the Northeast Quarter of Section 19, Township 108 North, Range 25 West, Blue Earth County, Minnesota, described as:

Commencing at the North Quarter corner of Section 19; thence South 89 degrees 51 minutes 02 seconds East (assumed bearing) along the north line of the Northeast Quarter of Section 19, a distance of 1182.54 feet; thence continuing South 89 degrees 51 minutes 02 seconds east, along said north line, 214.96 feet to the northeast corner of the property recorded in 267 B.E. Co. Records page 725; thence South 10 degrees 11 minutes 02 seconds East, along the easterly line of said property; 429.50 feet; thence South 00 degrees 08 minutes 58 seconds West, along the easterly line of said property, 339.00 feet to the southeasterly corner of said property; thence North 89 degrees 51 minutes 02 seconds West, along the southerly line of said property, 292.00 feet to the southwesterly corner of said property; thence South 00 degrees 08 minutes 58 seconds West, 812.47 feet; thence North 89 degrees 51 minutes 02 seconds West, 1117.38 feet to a point on the easterly line of the Blue Earth County property acquired for roadway purposes recorded in 296CR167; thence South 00 degrees 02 minutes 18 seconds East, along the easterly line of said property along a line parallel with and distant 60.00 feet easterly of the North – south center line of Section 19, a distance of 367.16 feet; thence North 89 degrees 57 minutes 42 seconds East, along the easterly line of said property, 10.00 feet; thence South 00 degrees 02 minutes 18 seconds East, along the easterly line of said property, along a line parallel with and distant 70.00 feet easterly of the north-south center line of Section 19, a distance of 479.78 feet to the point of intersection with the north line of the property recorded in Book 174 of Deeds, page 430; thence South 89 degrees 50 minutes 37 seconds East, along the north line of said property, 188.70 feet to the northeasterly corner of said property; thence South 00 degrees 02 minutes 18 seconds East, along the easterly line of said property, 208.70 feet of the southeasterly corner of said property, said point being on the south line of the Northeast Quarter of Section 19; thence South 89 degrees 50 minutes 37 seconds East, along said south line, 1494.42 feet; thence North 00 degrees 08 minutes 58 seconds East. 1606.07 feet; thence North 24 degrees 24 minutes 51 seconds East, 112.41 feet; thence North 00 degrees 08 minutes 58 seconds East, 921.26 feet to a point on the north line of the Northeast Quarter of Section 19; thence North 89 degrees 51 minutes 02 seconds West, 410.44 feet to the point of beginning. Also, subject to an easement for roadway purposes over and across the northerly boundary; Also subject to any other easements of record.

EXCEPTING THEREFROM: Outlot C, Outlot D and Outlot E, Eagle Heights, Blue Earth County, Minnesota.

ALSO EXCEPTING THEREFROM: The South 100 feet of the following described property: All that part the Northeast Quarter (NE1/4) of Section Nineteen (19), Township One Hundred North (108), Range Twenty-five (25), Blue Earth County Minnesota described as follows:

Commencing at the North Quarter corner of Section 19; thence South 89 degrees 51 minutes 02 seconds East (assumed bearing) along the north line of the Northeast Quarter of Section 19, a distance of 1182.54 feet; thence South 89 degrees 51 minutes 02 seconds

East, along said North line, 214.96 feet of the northeast corner of the property recorded in 267 B.E. Co. Records page 725; thence South 10 degrees 11 minutes 02 seconds East, along the easterly line of said property, 429.50 feet; thence South 00 degrees 08 minutes 58 seconds West, along the easterly line of said property, 339.00 feet to the southeasterly corner of said property; thence continuing south 00 degrees 08 minutes 58 seconds West, along the southerly extension of the easterly line of said property, 100.00 feet; thence North 89 degrees 51 minutes 02 seconds West, along a line parallel to and 100.00 feet south of the southerly line of said property, 292.00 feet, to the point of intersection with a line which bears South 00 degrees 08 minutes 58 seconds West from the southwesterly corner of said property; thence North 00 degrees 08 minutes 58 seconds East along the southerly extension of the westerly line of said property and along the westerly line of said property 439.00 feet to a northwesterly corner of said property; thence South 89 degrees 51 minutes 02 seconds East along a northerly line of said property, 192.00 feet, thence North 10 degrees 11 minutes 02 seconds West, along a westerly line of said property 429.50 feet to the north line of the Northeast Quarter of said Section 19, thence South 89 degrees 51 minutes 02 seconds East, along said north line, 100 feet to the point of beginning.





**Zoning Information**

EXISTING ZONE  
 PROPOSED ZONE  
 PROPOSED ZONE

**UTILITY & SITE DATA**

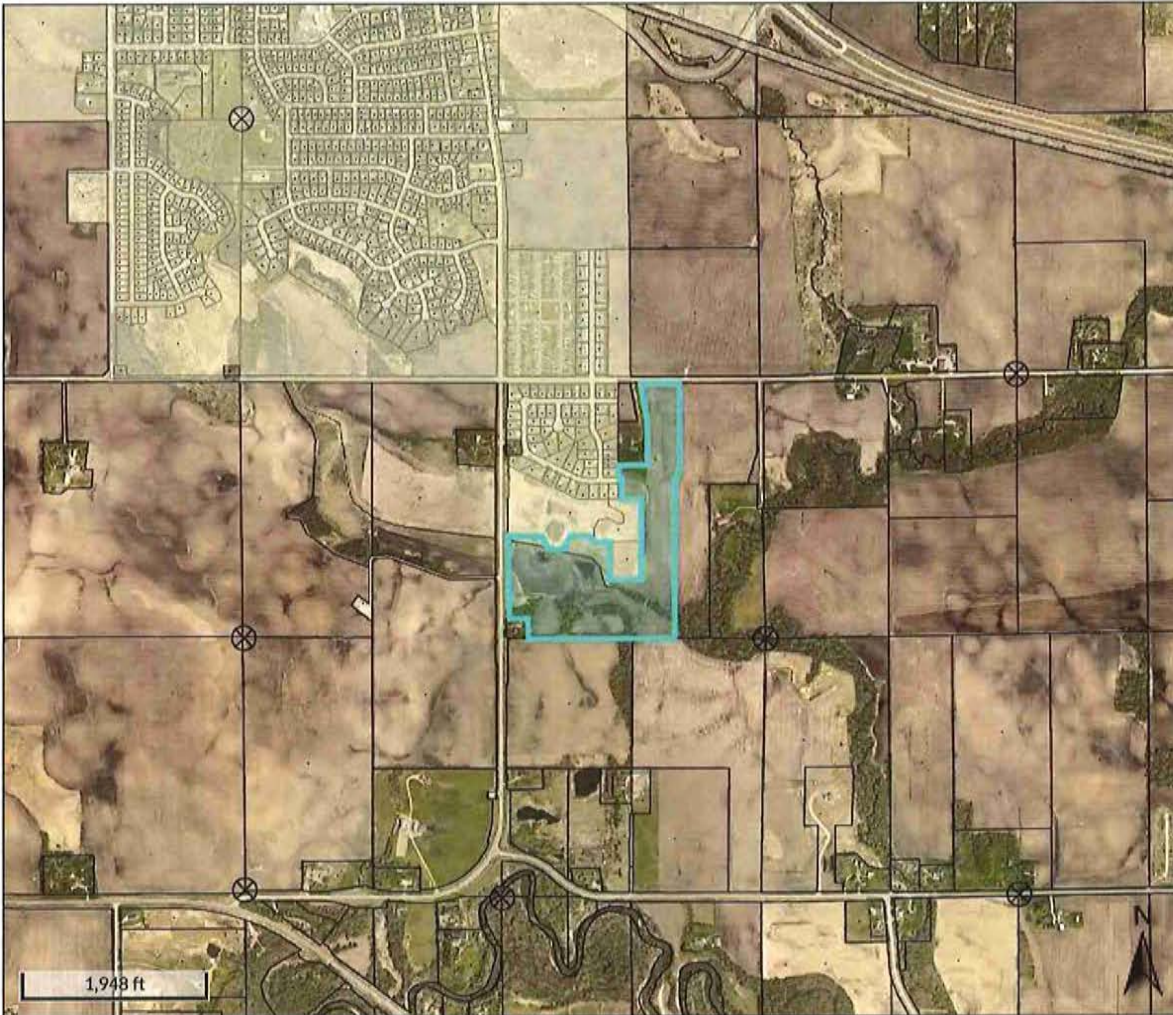
Utility Information - All utilities shown are based on the City of Jackson Utility Department's records and are not guaranteed to be accurate. All utilities shown are subject to change without notice.

**NOTES**

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**Development Information**

Proposed 1200  
 2000 sq ft per lot (max 1000 sq ft per lot)  
 1000 sq ft per lot (min 500 sq ft per lot)  
 500 sq ft per lot (min 250 sq ft per lot)  
 250 sq ft per lot (min 100 sq ft per lot)



**Overview**



**Legend**

- Parcel Point Urban**
  - Centroid
  - Non Centroid
- Parcel Point Rural**
  - Centroid
  - Non Centroid
- Tax Parcels
- ⊗ Monument
- City Limits
- MN-County

Parcel ID	R391019251008	Class	2AREM-Agricultural Homestead - Remainder	Owner Address	BORGMEIER BRIAN
Sec/Twp/Rng	019/108/25	Acreage	47.72		46975 327TH AVE
Property Address					KASOTA MN 56050
District	LE RAY TWP SCH 0077				
Brief Tax Description	47.72A IN NE4 19-108-25 47.72A				
	<b>(Note: Not to be used on legal documents)</b>				

Date created: 11/12/2021  
 Last Data Uploaded: 11/12/2021 6:23:21 AM

**414.033 ANNEXATION BY ORDINANCE.**

**Subdivision 1. Unincorporated property.** Unincorporated property abutting a municipality may be annexed to the municipality by ordinance as provided for in this section.

**Subd. 2. Conditions.** A municipal council may by ordinance declare land annexed to the municipality and any such land is deemed to be urban or suburban in character or about to become so if:

- (1) the land is owned by the municipality;
- (2) the land is completely surrounded by land within the municipal limits;

(3) the land abuts the municipality and the area to be annexed is 120 acres or less, and the area to be annexed is not presently served by public wastewater facilities or public wastewater facilities are not otherwise available, and the municipality receives a petition for annexation from all the property owners of the land. Except as provided for by an orderly annexation agreement, this clause may not be used to annex any property contiguous to any property either simultaneously proposed to be or previously annexed under this clause within the preceding 12 months if the property is or has been owned at any point during that period by the same owners and annexation would cumulatively exceed 120 acres; or

(4) the land has been approved after August 1, 1995, by a preliminary plat or final plat for subdivision to provide residential lots that average 21,780 square feet or less in area and the land is located within two miles of the municipal limits.

Subd. 2a. [Repealed, 1997 c 202 art 5 s 9]

**Subd. 2b. Notice, hearing required.** Before a municipality may adopt an ordinance under subdivision 2, clause (2), (3), or (4), a municipality must hold a public hearing and give 30 days' written notice by certified mail to the town or towns affected by the proposed ordinance and to all landowners within and contiguous to the area to be annexed.

**Subd. 3. 60 percent bordered and 40 acres or less.** If the perimeter of the area to be annexed by a municipality is 60 percent or more bordered by the municipality and if the area to be annexed is 40 acres or less, the municipality shall serve notice of intent to annex upon the town board and the chief administrative law judge, unless the area is appropriate for annexation by ordinance under subdivision 2, clause (3). The town board shall have 90 days from the date of service to serve objections with the chief administrative law judge. If no objections are forthcoming within the said 90-day period, such land may be annexed by ordinance. If objections are filed with the chief administrative law judge, the chief administrative law judge shall conduct hearings and issue an order as in the case of annexations under section 414.031, subdivisions 3 and 4.

Subd. 4. [Repealed, 1978 c 705 s 33]

**Subd. 5. Petition by property owners; objections; procedure.** If the land is platted, or, if unplatted, does not exceed 200 acres, a majority of the property owners in number may petition the municipal council to have such land included within the abutting municipality and, within ten days thereafter, shall file copies of the petition with the chief administrative law judge, the town board, the county board and the municipal council of any other municipality which borders the land to be annexed. Within 90 days from the date of service, the town board or the municipal council of such abutting municipality may submit written objections to the annexation to the chief administrative law judge and the annexing municipality. Upon receipt of such objections, the chief administrative law judge shall proceed to hold a hearing and issue an order in accordance with section 414.031, subdivisions 3 and 4. If written objections are not submitted within the time specified in this section and if the municipal council determines that property proposed for the annexation is now or

R-3	Multiple-Family Residential District
R-T	Residential Transition District
B-1	Community Commercial District
L-I	Light Industrial District
H-I	Heavy Industrial District

**Subd. 2. Zoning Map.** The location and boundaries of the districts established by this Ordinance are hereby set forth on the Zoning Map and said Map is hereby made a part of this Ordinance; said Map shall be known as the "City of Eagle Lake Zoning Map." Said Map and all notations, references, and data shown thereon are hereby incorporated by reference into this Ordinance and shall be as much a part of it as if all were fully described herein. It shall be the responsibility of the Zoning Administrator to maintain the Zoning Map and update within thirty (30) days after official publication of any and all amendments. The official Zoning Map shall be kept on file at the City Office.

**Subd. 3. District Boundaries.** The boundaries between districts are, unless otherwise indicated, either the center lines of streets, alleys, or railroad rights-of way, or such lines extended or lines parallel or perpendicular thereto. Where figures are shown on the Zoning Map between a street and a district boundary line, they indicate that the district boundary line runs parallel to the street line at a distance there from equivalent to the number of feet so indicated, unless otherwise indicated.

**Subd. 4. Future Annexations.**

- A. Any land annexed to the City of Eagle Lake in the future shall be placed in the A-1, Agricultural District, until placed in another district by action of the City Council after recommendation of the Planning Commission. Annexed land may be zoned other than A-1, Agricultural District if another use is applied for by the property owner. The Planning Commission will review the request with the annexation and make a recommendation to the City Council.
- B. When any land is classified pursuant to this Section, it shall remain so classified unless and until an application to amend is filed pursuant to this chapter. An application to amend may be filed prior to the annexation of the land in question; provided a preliminary plat of the land is submitted with the amendment application.

**SECTION 6.110 A-1 AGRICULTURAL DISTRICT**

**Subd. 1. Purpose.** The purpose of the A-1, Agricultural District is to preserve the present agricultural lands and maintain other lands in a natural state while permitting low-density residential development where municipal utilities are economically available.

## **Summary of Housing Market Opportunities: Overall Rental Housing Demand**

At the time of the 2016 Housing Study we had expressed concern about a potential overproduction of rental housing in the Mankato area. In 2014 and 2015, an average of more than 500 new rental units was permitted per year within the Cities of Mankato, Eagle Lake and North Mankato.

New rental production was lower for the four-year period from 2016 through 2019. An average of fewer than 185 new units per year were produced during this time, and much of this was in either affordable or senior-oriented housing.

With a lower level of recent production, the estimated vacancy rates in all types of rental housing appeared to be relatively low within most of the specific market segments.

***Looking forward over the next five years, the combination of demand-generators used for this 2020 Update expect rental housing demand for approximately 180 to 200 rental units in a typical year in Greater Mankato.***

***These findings generally apply to market rate forms of rental housing, including student-oriented units, which have continued to see development activity over time. The very affordable rental segment, typically provided through subsidized housing, has not expanded in many years, and additional production would be needed if resources exist.***

***It is important to state that this annual unit recommendation is based on a balance between supply and demand. It is not based on competitive positioning between projects. New projects that can offer a competitive market advantage can still be built and succeed, but they may negatively impact less competitive projects in the area.***

## **Rental Rate Distribution Based on Renter Household Income**

On the previous page, an overall demand-based projection was made for rental unit absorption. Information from the American Community Survey can be analyzed to better define an ideal distribution of units, based on the ability to pay of area renters.

Please note that this is largely a theoretical discussion. Based on household income, most renters in the Mankato area would need a lower-priced unit. However, production of lower-priced units is less practical, given the economic considerations of new construction. But restrictions on the ability to pay do help to define some of the limitations that apply as the area attempts to address rental demand and add to their supply of affordable rental housing.

According to the 2018 income distribution information for Greater Mankato contained in the American Community Survey:

- ▶ Approximately 29% of all renter households have an annual income below \$20,000 and an affordable unit would be defined as a gross rent below \$500 - this would include many student renters that may have limited incomes while attending school
- ▶ Approximately 9% of renters would need an affordable unit priced between \$500 and \$650 per month
- ▶ Nearly 15% of renters would need a moderately-priced unit between \$650 and \$900 per month - this range is often consistent with the older market rate rental inventory
- ▶ Approximately 47% of renter households can afford \$900 or more for rent, although many choose to apply a smaller percentage of their income for housing - this higher-rent group would also be expanded by student households that elect to pay a disproportionately large share of income for student-oriented housing while attending school

Recognizing the income limitations of area renter households has an impact on the number and type of units that can be constructed. Even though more overall demand may exist, the predicted income distribution of household growth would generally be similar to these established income patterns.

## **Market Rate Rental Housing Development Findings and Recommendations**

The large majority of the rental housing in the Greater Mankato area can be classified as market rate housing which is open for general occupancy. These units are free of any specific restrictions, such as age, financial status, or student enrollment. Market rate housing does not have any form of rent controls, other than those imposed by the competitive marketplace.

Over the past decade, approximately half of the new rental construction in Mankato has been in the conventional market rate rental segment. In the 10-year period from 2010 through 2019, an estimated 1,042 market rate units were built. This total excludes housing targeted to specific segments such as students or seniors needing services.

Nearly all of the conventional rental production in the Mankato area in the 2010s has served the higher-rent segment of the local market. Some of the larger projects do not necessarily market themselves as “luxury” rental housing, but the economics of new construction tends to result in gross monthly rents that are substantially higher than older market rate options. Newer projects may incorporate amenities and features such as in-unit laundry and access to garage parking. Luxury projects will often add even more amenities.

New market rate rental units continue to be introduced in different unit styles, from traditional multistory apartment buildings, units in four-plex configurations, and single family-style rentals in town houses or twin homes.

The research completed in 2020 was not successful in contacting some of the newest market rate projects that have been constructed, including Woodside VI and VII, or Clubhouse@161 Roosevelt. However, the website for the management company did show a high rate of occupancy in these newest projects.

Among market rate properties that were contacted, a generally high rate of occupancy was reported. The estimated vacancy rate was only 1.3% in market rate projects.

However, many of the properties were surveyed before the full impact of the global pandemic was evident. It is possible that occupancy patterns have changed due to economic conditions or tenant movement patterns.

The rental demand calculations presented earlier in this section have used an annual average absorption of up to 200 total rental units in all market segments in an average year going forward. This is based on an assumption that total household growth for the Greater Mankato area will average up to 350 households per year.

***Over the next five years, ongoing annual production of conventional market rate housing is recommended. With the expectation that between 50% and 70% of all new units will be within the traditional market rate segment, an annual average of between 100 and 140 units in an average year would be indicated. Over the five-year period, between 500 and 700 total market rate units would be needed to keep pace with expected demand.***

***This forecast of future unit needs is only based on supply and demand. It is not based on the competitive positioning of any single project. Developers that have an attractive site or project design may construct even more units than recommended. However, this would potentially have a negative impact on less competitive properties.***



11-15-21

To: Planning Commission Members,  
City Administrator Bromeland

From: Pam and Bernie Davey, 60321 - 211<sup>th</sup> St, Eagle Lake, MN 56024

We purchased our property (an existing farm house) in 1983, built our house in 1985 and have watched the growth of Eagle Lake knowing that at some point development would impact our parcel. We watched the development to our west and have anticipated additional single-family homes surrounding our property as was envisioned when the development came before the City. We did not object to the development because it was consistent with the use on our property and even included a future street connection into and across our property so that it could be incorporated into the future single-family neighborhood.

The developer's representative did approach us to inform us of their intentions but showed no concern about the impacts of this development on our property or the neighbors to the west of us and was not interested in incorporating our property into the development plans.

We do not object to the annexation of the proposed property into Eagle Lake. But we do object to the proposed development of the property for the following reasons:

1. The proposal creates 56 units of twin homes and 216 units of 8 plex units for a total of 272 units on 47.72 acres for a density of 5.7 units per acre. The density is inconsistent with our property and the neighboring single-family neighborhood.
2. The zoning necessary to support this large development does not support an orderly transition from low density to high density.
3. The proposal provides only 2 access points for these units to the existing street system. This is not an adequate circulation pattern for that many units and will cause an unacceptable level of traffic concern and conflict.
4. The proposed annexation ignores our property and the potential of incorporating it into a future development. Our property will be left as an island, there needs to be consideration for the future of our property.

We ask that prior to this proposal advancing toward annexation and zoning, that the following be accomplished first;

1. The zoning of the parcels around our home and the single-family neighborhood be zoned R1, consistent with the development pattern anticipated previously.

2. A traffic analysis be completed by the City at the expense of the developer to demonstrate this or any development can be accomplished safely.
3. That the developer demonstrates how our parcel can be developed in a manner that matches either the single-family neighborhood to the west of us or consistent with the proposed development.
4. That the police and fire departments provide input on the ability of public safety to respond to any form of emergency with such a narrow and dense development.

Thank you for taking our concern into consideration.

## Minnesota Wetland Conservation Act Notice of Decision

<b>Local Government Unit:</b> Blue Earth County	<b>County:</b> Blue Earth
<b>Applicant Name:</b> Jeff and Brian Borgmeier	<b>Applicant Representative:</b> Eva Douma – Bolton & Menk
<b>Project Name:</b> Jeff and Brian Borgmeier Wetland Delineation	
<b>LGU Project No. (if any):</b> PL2021139	
<b>Date Application Received by LGU:</b> 9/29/21	
<b>Date of LGU Decision:</b> 11/19/21	
<b>Date this Notice was Sent:</b> 11/19/21	

**WCA Decision Type - check all that apply**

<input checked="" type="checkbox"/> Wetland Boundary/Type	<input type="checkbox"/> Sequencing	<input type="checkbox"/> Replacement Plan	<input type="checkbox"/> Bank Plan (not credit purchase)
<input type="checkbox"/> No-Loss (8420.0415)	<input type="checkbox"/> Exemption (8420.0420)		
Part: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H		Subpart: <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 6 <input type="checkbox"/> 7 <input type="checkbox"/> 8 <input type="checkbox"/> 9	

**Replacement Plan Impacts (replacement plan decisions only)**

<b>Total WCA Wetland Impact Area:</b>
<b>Wetland Replacement Type:</b> <input type="checkbox"/> Project Specific Credits: <input type="checkbox"/> Bank Credits:
<b>Bank Account Number(s):</b>

**Technical Evaluation Panel Findings and Recommendations (attach if any)**

<input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve w/Conditions <input type="checkbox"/> Deny <input type="checkbox"/> No TEP Recommendation
--

**LGU Decision**

<input type="checkbox"/> Approved with Conditions (specify below) <sup>1</sup> List Conditions:	<input checked="" type="checkbox"/> Approved <sup>1</sup>	<input type="checkbox"/> Denied
<b>Decision-Maker for this Application:</b> <input checked="" type="checkbox"/> Staff <input type="checkbox"/> Governing Board/Council <input type="checkbox"/> Other:		
<b>Decision is valid for:</b> <input checked="" type="checkbox"/> 5 years (default) <input type="checkbox"/> Other (specify):		

<sup>1</sup> *Wetland Replacement Plan approval is not valid until BWSR confirms the withdrawal of any required wetland bank credits. For project-specific replacement a financial assurance per MN Rule 8420.0522, Subp. 9 and evidence that all required forms have been recorded on the title of the property on which the replacement wetland is located must be provided to the LGU for the approval to be valid.*

**LGU Findings – Attach document(s) and/or insert narrative providing the basis for the LGU decision<sup>1</sup>.**

<input type="checkbox"/> Attachment(s) (specify):
<input checked="" type="checkbox"/> Summary: The TEP met to discuss the Jeff and Brian Borgmeier wetland delineation boundary and type request. The TEP reviewed the delineation report and reviewed the aerial photos of the site. On Friday October 15th the site was visited, and the flagged wetland boundaries were reviewed. Pictures were taken and discussed with the TEP. The TEP concurred with the wetland boundaries and no members of the TEP had any objections to the submitted wetland boundaries.
For more information regarding this application go to: <a href="https://cityview.blueearthcountymn.gov/CityViewPortal/Planning/Status?planningId=14664">https://cityview.blueearthcountymn.gov/CityViewPortal/Planning/Status?planningId=14664</a>

<sup>1</sup> *Findings must consider any TEP recommendations.*

**Attached Project Documents**

Site Location Map     Project Plan(s)/Descriptions/Reports (specify):

**Appeals of LGU Decisions**

If you wish to appeal this decision, you must provide a written request within 30 calendar days of the date you received the notice. All appeals must be submitted to the Board of Water and Soil Resources Executive Director along with a check payable to BWSR for \$500 *unless* the LGU has adopted a local appeal process as identified below. The check must be sent by mail and the written request to appeal can be submitted by mail or e-mail. The appeal should include a copy of this notice, name and contact information of appellant(s) and their representatives (if applicable), a statement clarifying the intent to appeal and supporting information as to why the decision is in error. Send to:

Appeals & Regulatory Compliance Coordinator  
Minnesota Board of Water & Soils Resources  
520 Lafayette Road North  
St. Paul, MN 55155  
[travis.germundson@state.mn.us](mailto:travis.germundson@state.mn.us)

Does the LGU have a local appeal process applicable to this decision?

Yes<sup>1</sup>       No

<sup>1</sup>If yes, all appeals must first be considered via the local appeals process.

**Local Appeals Submittal Requirements** (LGU must describe how to appeal, submittal requirements, fees, etc. as applicable)

Appeal of an LGU staff decision. Send petition and \$500.00 fee to:  
Blue Earth County Property and Environmental Resources  
PO BOX 3566  
Mankato, MN 56002

**Notice Distribution (include name)**

*Required on all notices:*

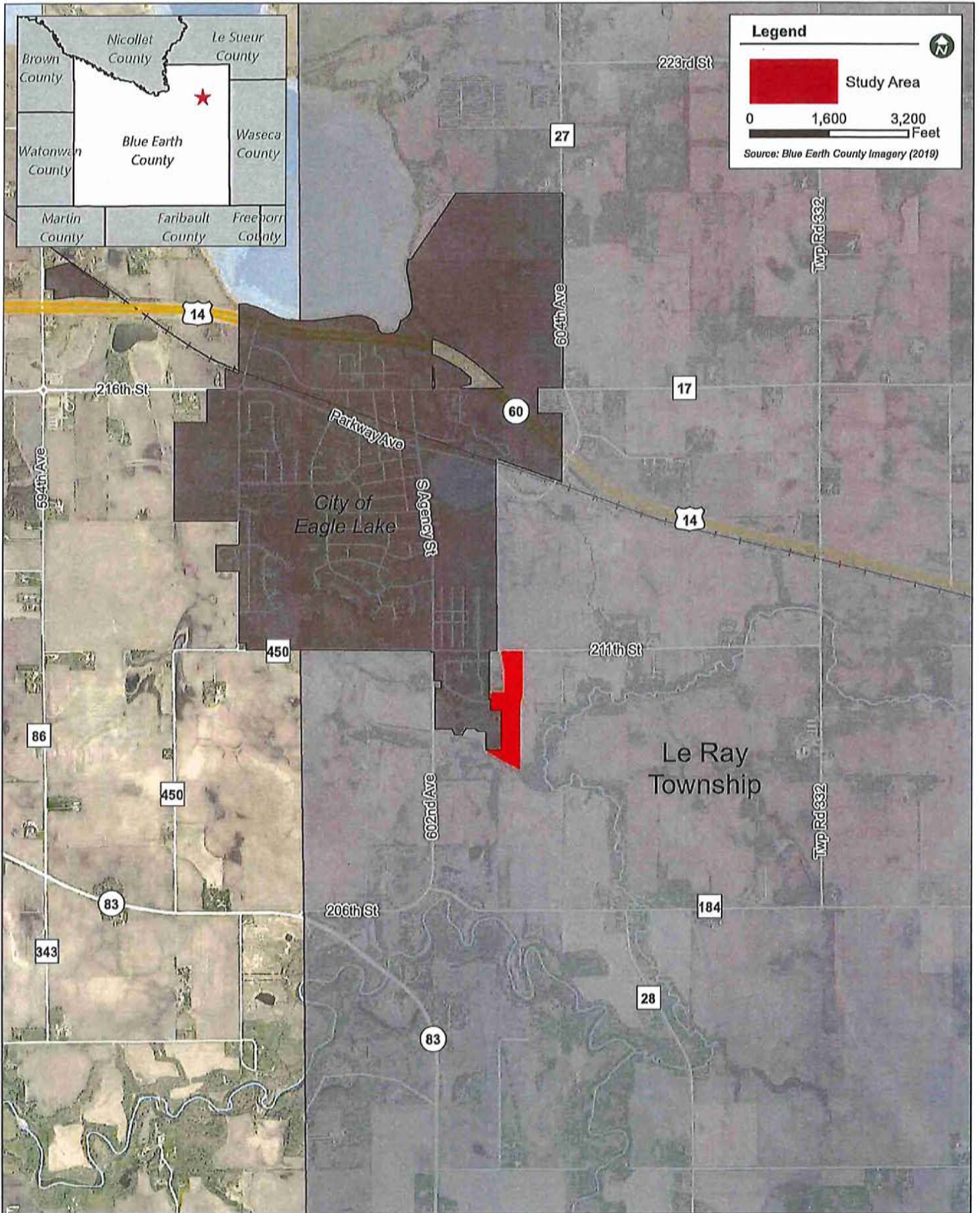
<input checked="" type="checkbox"/> SWCD TEP Member: Jake Fritz	<input checked="" type="checkbox"/> BWSR TEP Member: Alyssa Core
<input type="checkbox"/> LGU TEP Member (if different than LGU contact):	
<input checked="" type="checkbox"/> DNR Representative: Dan Girolamo	
<input type="checkbox"/> Watershed District or Watershed Mgmt. Org.:	
<input checked="" type="checkbox"/> Applicant (notice only): Jeff and Brian Borgmeier	<input checked="" type="checkbox"/> Agent/Consultant (notice only): Eva Douma – Bolton & Menk

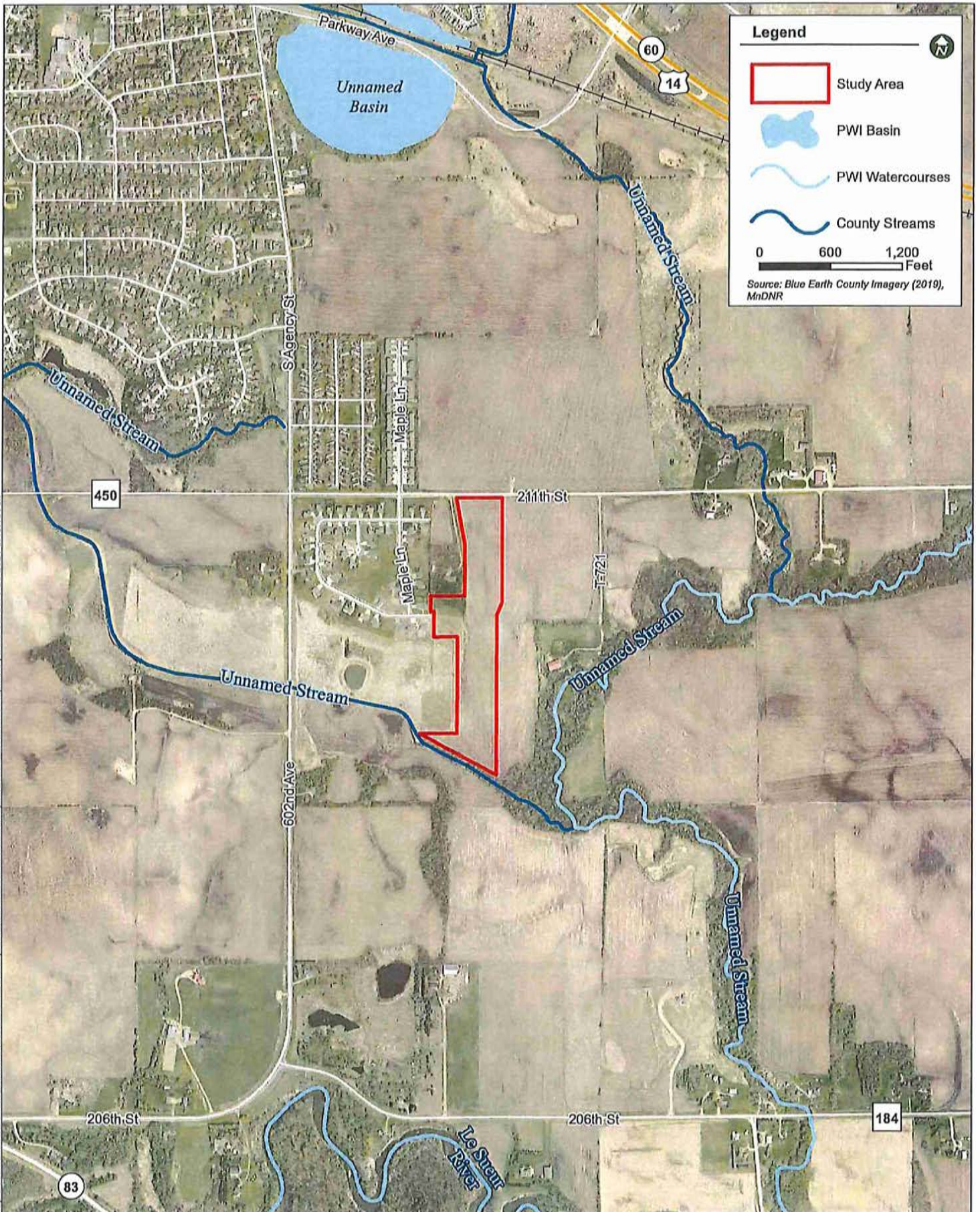
*Optional or As Applicable:*

<input checked="" type="checkbox"/> Corps of Engineers: David Studenski, and Raelene Hegge	
<input type="checkbox"/> BWSR Wetland Mitigation Coordinator (required for bank plan applications only):	
<input type="checkbox"/> Members of the Public (notice only):	<input checked="" type="checkbox"/> Other: Jennifer Bromeland – City of Eagle Lake

<b>Signature:</b> 	<b>Date:</b> 11/19/21
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This notice and accompanying application materials may be sent electronically or by mail. The LGU may opt to send a summary of the application to members of the public upon request per 8420.0255, Subp. 3.





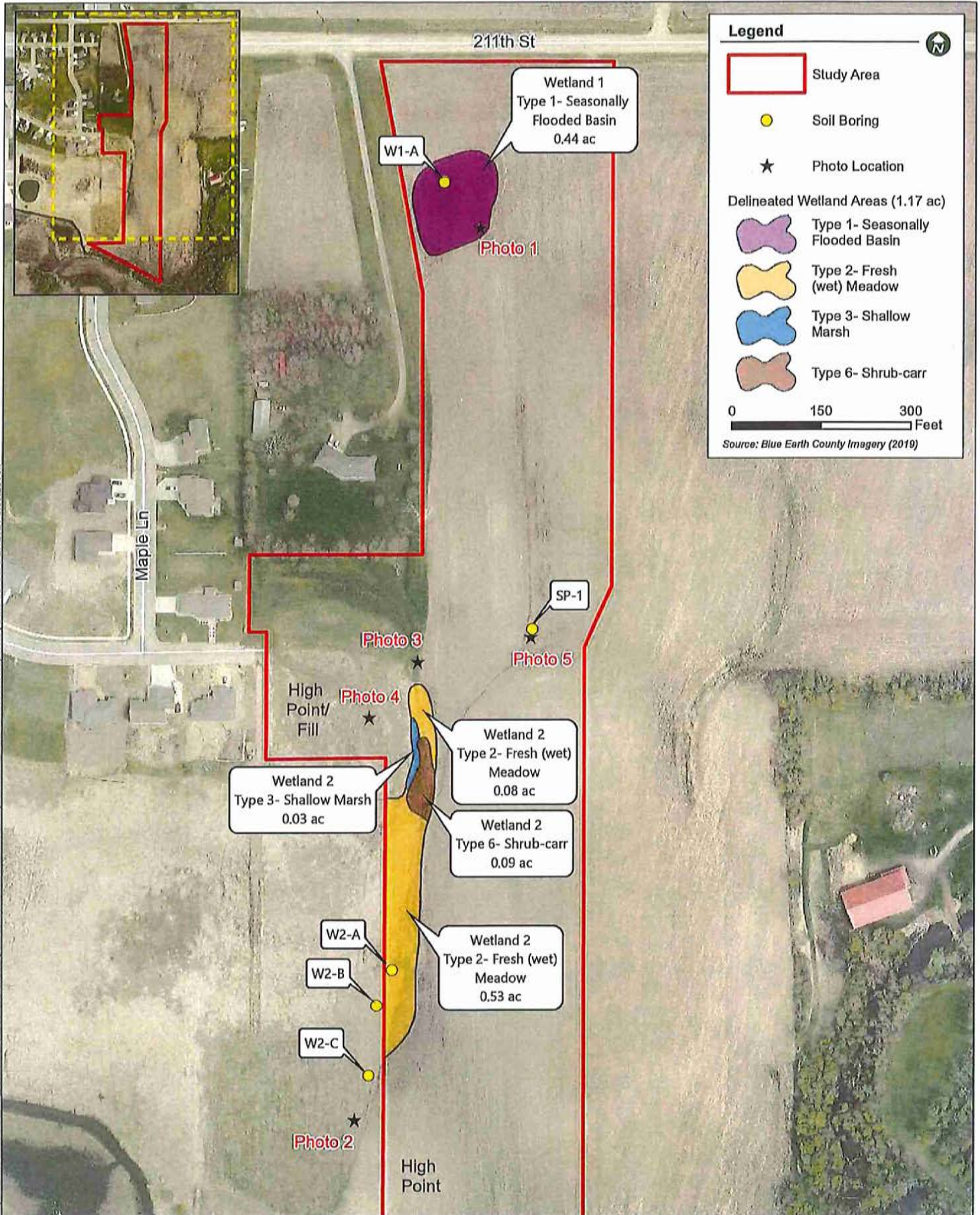
**Legend**

- Study Area
- PWI Basin
- PWI Watercourses
- County Streams

0 600 1,200 Feet

Source: Blue Earth County Imagery (2019), MnDNR

Map Document: H:\BORGJ PR\0\3125480\GIS\ESRI\Aquatic Resources\Delineation\Maps\125480 Ex D PWI Map.mxd | Date Saved: 9/20/2021 8:46:13 AM



Map Document: H:\BORGMEIER\GIS\ESRI\Aquatic Resources\Delineation\Maps\125460\_ Ex. F Delineation Map.mxd | Date Saved: 9/27/2021 8:36:23 AM



705 Parkway Ave, PO Box 159, Eagle Lake, MN 56024  
(507) 257-3218 Phone (507) 257-3220 Fax

November 22, 2021

To: Honorable Mayor Auringer and City Council  
From: Jennifer J. Bromeland, City Administrator  
Re: Eagle Ridge Phase Two – Snow Removal Request from Developer

Luke Israelson, owner of KJ Walk, Inc., is requesting that snow removal services be provided prior to all final punch list items being completed. Since the supplemental agreement was approved, one permit for new home construction has been pulled.

For purposes of providing background, attached is an excerpt of the Developer’s Agreement referencing snow removal as the responsibility of the developer if needed prior to the infrastructure being completed and accepted.

Also attached you will find a copy of the cover letter that will be given to anyone that pulls a permit in this area until all punch list items are complete, along with a copy of the executed supplemental agreement.

A motion is necessary to approve or deny the request.

  
Jennifer J. Bromeland  
City Administrator



#### Park Dedication

The Developer will not be responsible to pay park dedication.

#### Building Permit

1. Certificates of Occupancy will not be issued until the first course of asphalt has been completed on the roadway serving the respective phase of the improvements. This may be reviewed if it is can be proved that inclement weather has led to the first course of asphalt not being completed.
2. The City agrees that Certificates of Occupancy will be granted when gas, electric, and telephone service are provided to the development and all other requirements have been met by the Developer.
3. If building permits are issued prior to the completion and acceptance of the Infrastructure, the Developer assume all liability and cost resulting in delays in completion of improvements, snow removal, liability of all State permits that are required, potential grades as it relates to public infrastructure and damage to Infrastructure caused by the City, Developer, its contractors, subcontractors, material men, employees, agents or third parties. No construction of a building and/or structure may be initiated prior to obtaining a City building permit.
4. The footing foundation for each house located at 300 and/or 301 Falcon Run with proper building inspections. It is anticipated that the developer will construct the footing foundation without extending any utilities or improving the road at this time. The Developer would be responsible for all road maintenance including snow plowing to get to the site. A cash deposit, certified check or Irrevocable Letter of Credit will be required once improvements Falcon Run commence.

#### Recording and Release

1. The Developer agrees that the terms of this Developer Agreement shall be a covenant on any and all property included in the Subdivision. The Developer agrees that the City shall have the right to record a copy of this Developer Agreement with the Blue Earth County Recorder to give notice to future purchasers and Developers.

#### General Provisions

1. The action or inaction of the City shall not constitute a waiver or amendment to the provisions of this Agreement. To be binding, amendments or waivers shall be in writing, signed by the parties and approved by written resolution of the City Council. The City's failure to promptly take legal action to enforce this Contract shall constitute a waiver or release.



November 9, 2021

RE: Eagle Ridge Phase II Building Permits

Dear Building Permit Applicant,


Please be advised that the developer of the subdivision (KJ Walk) is still finishing final punch list items needed for the City of Eagle Lake to be able to accept infrastructure lying within public easements and right of ways. These items include the following: sidewalks, completion of stormwater pond, boulevard restoration, and final wear course. When building permits are issued prior to the completion and acceptance of the infrastructure by the City, the developer assumes all liability and cost for any delays associated with infrastructure not being completed, including snow removal. The City will not be performing snow removal in this area until all infrastructure has been completed and accepted by the City.

A 5-foot sidewalk shall be constructed along the east and west side of Falcon Run, and the south side of Peregrine Avenue from 598<sup>th</sup> to Hawk Avenue. A 5-inch-thick sidewalk on 3 inches of granular material will be constructed. If a sidewalk is damaged during construction of a new home, replacement will be at the expense of the developer of the property. Contractors are prohibited from driving over sidewalks of other parcels during construction. City staff will be completing inspections of sidewalks on both sides of a property before and after construction.

If you have any questions, please do not hesitate to let me know. I can be reached at [jbromeland@eaglelakemn.com](mailto:jbromeland@eaglelakemn.com) or 507-257-3218.

Thank you for choosing Eagle Lake!

Sincerely,

  
Jennifer J. Bromeland  
City Administrator

**CITY OF EAGLE LAKE  
BLUE EARTH COUNTY, MINNESOTA**

**SUPPLEMENTAL AGREEMENT TO THE EAGLE RIDGE DEVELOPER'S AGREEMENT**

**THIS SUPPLEMENTAL AGREEMENT** made and entered into this 4th day of November, 2021, by and between the City of Eagle Lake, a municipal corporation, in the State of Minnesota, hereafter called "City" and KJ Walk, Inc. a Florida Corporation, hereafter called the "Developers".

The Developers have asked the City to temporary allow the issues of building permits for sale of lots in Eagle Ridge Second Addition with a cash deposit to the City of \$154,257.50 to complete items on Exhibit "A" for Item # 1-4.

**NOW THEREFORE IT IS HEREBY AGREED AS FOLLOWS:**

1. The City agrees that it will allow for the submission of applications for building permits, and will issue building permits to those properties that qualify, prior to KJ Walk's completion of the project, as long as this agreement is in place. Once the items in Exhibit A have been completed, the City agrees to review building permit applications and issue building permits as it would in any case.
2. The City agrees to draw down the cash deposit of \$154,257.50 and reimburse KJ Walk, Inc. for completion of items on Exhibit "A" listed as Item # 1-4.
3. The Developers understands that the amount reimbursement will be based on the estimate amount on Exhibit "A" and not actual cost by the Developers.
4. The Developers agrees and understands that the amount reimbursement will be the estimated amount listed on Exhibit "A" minus engineering fees from the City. Payment will be made by the City to the Developer 30 days after the City has received a completion notice and invoice from the City Engineer. Reimbursements will be made as each item is completed.
5. The Developers agrees to forfeit the remaining amount of the cash deposit if Items #1-4 of Exhibit "A" has not been completed by September 30, 2022.
6. Developers agree and understand that this is a supplemental agreement and not intended to replace the original agreement.
7. After completion of #1-4 of Exhibit "A", the remaining amount of the \$154,257.50 minus engineering fees from the City will be reimburse to the Developers.
8. This Supplemental Agreement will expire on September 30, 2022.

CITY OF EAGLE LAKE

*Janifer E. Broneland* 11/9/21  
\_\_\_\_\_  
City Administrator

KJ Walk, Inc.

*[Signature]*  
\_\_\_\_\_  
Owner

Drafted by:  
KJ walk

# " EXHIBIT A"

## COST ESTIMATE: EAGLE RIDGE SECOND ADDITION PUNCH LIST

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	AMOUNT
PAVING CONSTRUCTION					
1	1 1/2" Bit Wear Course	Ton	810	\$ 70.00	\$ 56,700.00
2	5" Sidewalk	SF	10235	\$ 4.50	\$ 46,057.50
3	Repair GV	Each	1	\$ 1,500.00	\$ 1,500.00
4	Pond Corrections	Lump Sum	1	\$ 50,000.00	\$ 50,000.00
<b>TOTAL</b>					<b>\$ 154,257.50</b>

- Council would like to move forward and know that research of past permits and been analyzed. Mayor Auringer asked if there is any information if a refund is due. Tim would like to fair.
- Council Member Rohrich asked about Mr. Murphy's indication of a code violation.
- Administrator Bromeland explained the site plan has different size buildings. Dan is indicating that if there are different sized buildings the site plan review does not apply.
- The overcharges, per Dan, #16-21 city would owe \$367.50 the Schnepfs using the \$21.66 per square foot. The Schnepf's undercharged on other permits.
- Tim wanted to see what some of the bill for construction are and that has been provided. John's concern, is going forward how does the city replicate this? Mr. Kennedy stated this case it is a one-off situation. If a similar request is received the city should develop a policy and decide what that policy should be. This would not be setting of a president, but a onetime situation.
- Beth Rohrich wants to make sure the cost is accurate for future projects. Discussion included that value and cost are not the same thing.
- Mayor Auringer does not want the Council to do anything to allow the City to be taken advantage.
- The Council updated the code chart since the Schenpf's started their project from 1994 to 1997.
- Mayor Auringer moved, seconded by Council Member Whittington, to utilize the valuation of construction costs the Schnepf's have provided. Council discussion included that items on the building permit should never change without a discussion with he building official and application unless a conversation has taken place. The motion carried with Council Members Steinberg, Rohrich, White, Whittington, and Mayor Auringer voting in favor.
- Mr. Kennedy stated that this process is legal and that this is a one-off situation. Once of the notes indicated there is a violation and that should be addressed.

## 2. Like Israelson, KJ Walk: Developer's Agreement and Building Permit Timeline

- Luke Israelson, President of KJ Walk, asked what needs to be done to be able to issue building permits in the phase 2 Eagle Ridge subdivision. There is interest in new home building in the development.
- Administrator Bromeland explained sidewalks would be done in 2022, stormwater pond calculations have been received with Bolton and Menk in the process of reviewing those, boulevard restoration and final wear course would be completed in 2022 as well as adjusting misaligned valve box. Items completed include the removal of concrete from catch basins, replacing bar from missing grate, and the removal of a concrete pipe from the site. City Hall receive inquiries about pulling permits and staff is following previous direction in not issuing permits until all punch list items have been completed.
- Chris Kennedy, council can consider irrevocable trust or monies set aside for repairs or other punch list items are completed would be an option. This would ensure funds would be available for uncompleted items on the punch list. Luke Israelson indicated he would be open to these options.
- Discussion included that the buyers of the lots would need to be aware of where sidewalks will be installed and who is responsible. The city needs to ensure that the storm pond design is adequate. The city would not be responsible for snow removal until the city accepts all infrastructure. The cost of the remaining improvements needs to be determined.
- Discussion of issuing building permits included those applications could be accepted but not issued until legal issues are finalized.
- Mayor Auringer moved, seconded by Council Member White, to proceed with the final storm water calculations, develop a cost for outstanding items to be completed in 2022, and work with the developer to get escrow monies or a letter of credit for those items, allowing for the ability for building permits to be issued on those properties. The motion carried with Council Members Steinberg, Rohrich, White, Whittington, and Mayor Auringer voting in favor.
- Council directed Brian Sarff with Bolton and Menk to work with KJ Walk on cost estimates for remaining work.

## 3. Mike Kennedy, Insurance Agent: Insurance P & C and WC Renewal Information

- Mr. Kennedy was unable to attend tonight's meeting.

## 4. Brian Sarff with Bolton and Menk: CSAH 27 (Agency Street) Project Update and Recap of Water Regionalization Meeting

- Brian Sarff with Bolton and Mend stated the CSAH 27 project is substantially complete and that the initial list including sidewalks, signage and grading have been complete. The remaining item include concrete repairs, evaluation of grass and the final lift of blacktop will be completed in 2021.

3



705 Parkway Ave, PO Box 159, Eagle Lake, MN 56024  
(507) 257-3218 Phone (507) 257-3220 Fax

November 22, 2021

To: Honorable Mayor Auringer and City Council  
From: Jennifer J. Bromeland, City Administrator  
Re: Bid Received for Plow Truck

The 1986 Plow Truck was listed for sale in March of 2021 with a minimum bid amount set at \$6,000. Advertisements were placed on the City's website and Facebook page and on the League of Minnesota Cities online "For Sale" section. To date, only one bid has been received and it is in the amount of \$2,500.

Attached for reference purposes is the advertisement for the truck and two pictures of the truck.

Discussion should ensue.

A motion is necessary to accept or reject the bid.

  
Jennifer J. Bromeland  
City Administrator

## 1986 Ford L 8000 Single Axle Plow Truck

The City of Eagle Lake is accepting sealed bids for the sale of a 1986 Ford Single Axle Plow Truck. Vehicle information: 39,903 miles, 3208 Caterpillar diesel engine, Allison automatic transmission, 10' box, 11' Monroe two-way plow, 8' Henderson wing, sander and spreader, tires (good condition), brakes replaced in 2007 with 31,081 miles, box replaced in 2007 with 32,334 miles, exhaust replaced in 2011 with 34,579 miles, transmission rebuilt in 2014 with 36,925 miles, steer box replaced in 2014 with 36,925 miles, wing installed in 2014 with 37,043 miles, leaf springs replaced in 2019 with 39,809 miles, and DOT inspection completed annually since purchased in 1997 with 22,000 miles at that time. Please label sealed bids "1986 Plow Truck" and deliver to Eagle Lake City Hall, PO Box 159, 705 Parkway Avenue, Eagle Lake, MN 56024. The vehicle will be sold as is with no warranties. The City reserves the right to reject any and all bids. Minimum bid: \$6,000. Additional pictures available upon request. \*\*\*Still accepting bids.\*\*\*

**PUBLIC WORKS**  
CITY OF EAGLE LAKE

90







City of Eagle Lake

I Ken Reichel Would like To put  
in a 2500.00 Bid on the 86 City  
Truck will bye It As is and will  
do All inspections ad Maintanace Myself

Ken A Reichel



705 Parkway Ave, PO Box 159, Eagle Lake, MN 56024  
(507) 257-3218 Phone (507) 257-3220 Fax

November 22, 2021

To: Honorable Mayor Auringer and City Council  
From: Jennifer J. Bromeland, City Administrator  
Re: Budget Work Session

1. Wage Survey Results and Staff Recommendations. A wage survey was recently completed for all full-time positions, part-time police, and part-time and seasonal public works. The purpose for the wage survey is to ensure that employees are being paid competitively and close to market to reduce turnover and increase retention. The wage survey was completed with assistance from the Minnesota Valley Council of Governments (MVCOG). For purposes of providing background, a wage survey was last completed in November of 2016. The City Council at that time opted to make each step on the wage scale 2% and give a Cost-of-Living Adjustment (COLA) each year. While the changes approved in 2016 (that went into effect in 2017) were a step in the right direction, after reviewing the recent wage survey, it appears that Eagle Lake is still below average across the board. Being within 10% above or below average is typically considered within market. A 10% wage increase was factored across the board into the preliminary budget. Below is a recommendation for 2022 wages. A similar wage increase structure could be considered for 2023 until wages are closer in line with average pay in the area. Attached is a proposed 2022 wage scale, a summary sheet comparing Eagle Lake min and max ranges along with average min and max and proposed 2022 min and max, and summary sheets showing min and max for communities surveyed.

- **2022 Wage Recommendation:** Increase COLA by 5.9% and grant a 2% step increase to all eligible employees at 1/1/22 and another 2% step increase to all eligible employees at 7/1/22. In total, all employees eligible for a step increase will have the opportunity to increase their wages by 10% in 2022. Employees at the top of the range will only receive COLA. There is currently one employee at the top of the range and another that will be at the top of the range after the first step increase at 1/1/22. To accommodate the employee that will be moving to the top of the range at 1/1/22 and because there are other employees nearing the top, one additional step was added to all pay grades.
2. Updated Health Insurance Rates. The 2022 renewal rates were received in October. The increase equates to approximately 10% over the 2021 rate. The City's rates are not based on health history as we are a small group. A meeting was held with the City's insurance agent, Todd Zimmerman, and he shared that after running a comparison with other plans,

there would be minimal cost savings if the City were to change plans. It was noted that employees seem satisfied with the current plan and have not expressed any concerns or interest in exploring alternate plan options at this time. The updated rates will be reflected in the 2022 proposed final budget.

3. Pricing for Website Re-Design. Attached is an estimate from webhost provider Greg Lee with Webicine, Inc. in the amount of \$4,500 to move the current website to a WordPress platform with better security and stability. We are limited in what we can do with the current website due to it being obsolete. Webicine has been the webhost since at least 2014.
4. Park Pavilion. The Park Board would like the City Council to consider prioritizing the construction of a new park pavilion at Lake Eagle Park for 2022. There is currently \$50,000 set aside in the 2022 budget for parks, but additional funding will be needed to construct a new shelter.
5. ARPA Funding. We will review possible eligible uses of ARPA funds at the meeting.

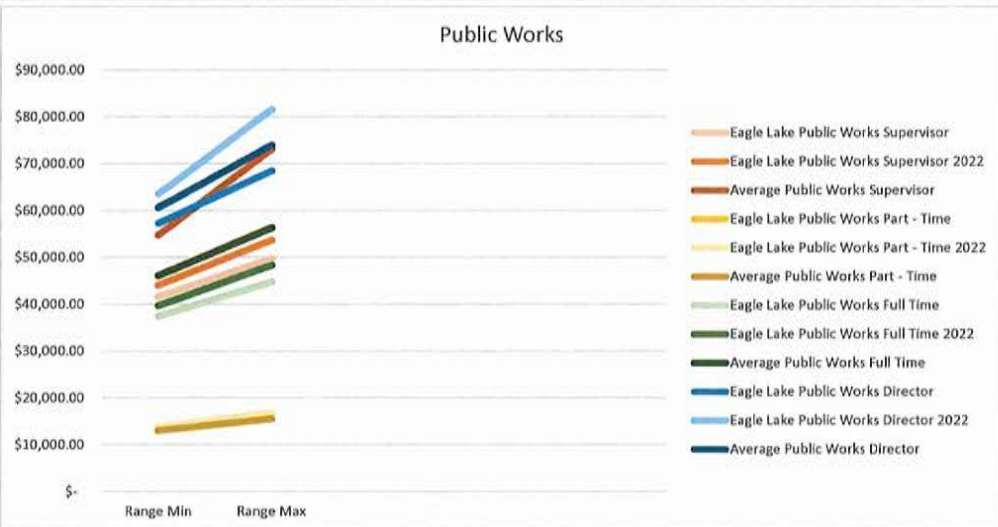
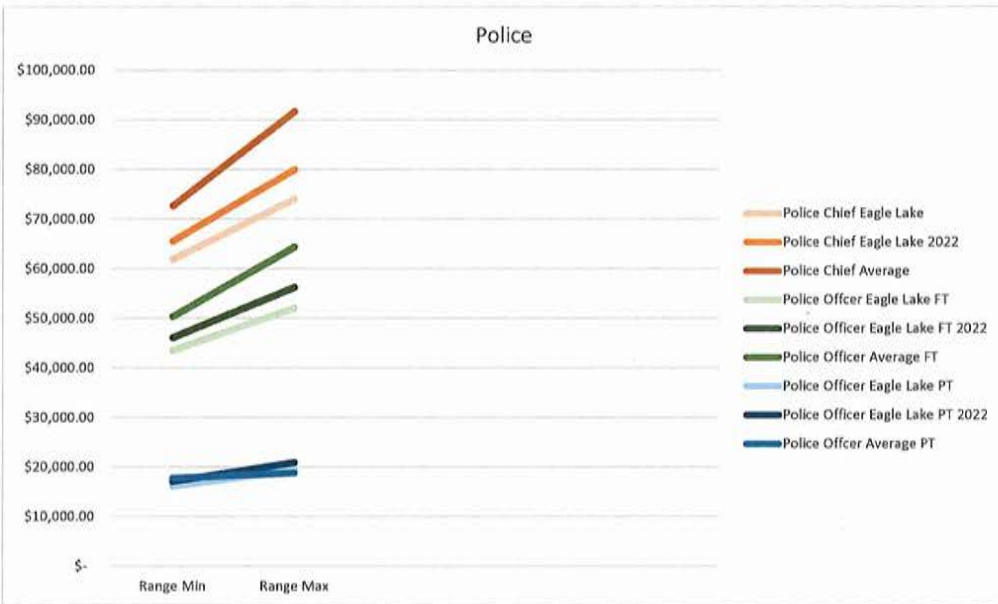
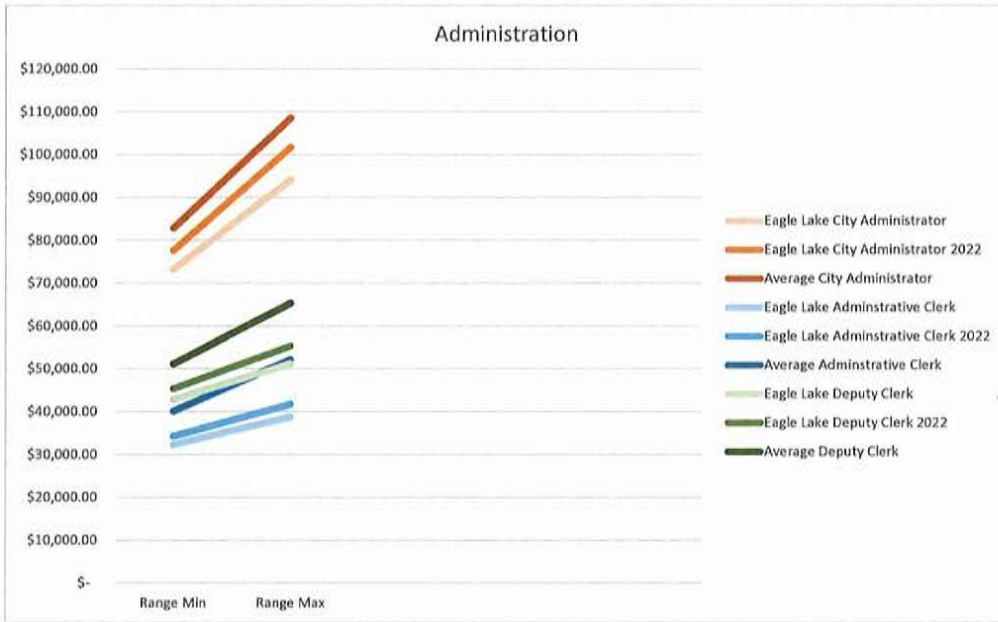
  
Jennifer J. Bromeland  
City Administrator



Title	Range Min	Range Max
Eagle Lake City Administrator	\$ 73,244.04	\$ 94,197.20
Eagle Lake City Administrator 2022	\$ 77,656.44	\$ 101,749.93
Average City Administrator	\$ 82,850.24	\$ 108,575.09
Eagle Lake Adminstrative Clerk	\$ 32,385.60	\$ 38,833.60
Eagle Lake Adminstrative Clerk 2022	\$ 34,299.20	\$ 41,808.00
Average Adminstrative Clerk	\$ 40,128.02	\$ 52,212.15
Eagle Lake Deputy Clerk	\$ 42,848.00	\$ 51,251.20
Eagle Lake Deputy Clerk 2022	\$ 45,385.60	\$ 55,307.20
Average Deputy Clerk	\$ 51,119.74	\$ 65,374.79

Title	Range Min	Range Max
Police Chief Eagle Lake	\$ 61,942.40	\$ 74,027.20
Police Chief Eagle Lake 2022	\$ 65,603.20	\$ 79,955.20
Police Chief Average	\$ 72,717.99	\$ 91,653.62
Police Officer Eagle Lake FT	\$ 43,534.40	\$ 52,020.80
Police Officer Eagle Lake FT 2022	\$ 46,092.80	\$ 56,201.60
Police Officer Average FT	\$ 50,383.44	\$ 64,335.61
Police Officer Eagle Lake PT	\$ 16,192.80	\$ 19,354.40
Police Officer Eagle Lake PT 2022	\$ 17,149.60	\$ 20,904.00
Police Officer Average PT	\$ 17,784.00	\$ 18,837.87

Title	Range Min	Range Max
Eagle Lake Public Works Supervisor	\$ 41,620.80	\$ 49,732.80
Eagle Lake Public Works Supervisor 2022	\$ 44,075.20	\$ 53,726.40
Average Public Works Supervisor	\$ 54,835.73	\$ 73,146.34
Eagle Lake Public Works Part - Time	\$ 13,093.60	\$ 15,641.60
Eagle Lake Public Works Part - Time 2022	\$ 13,863.20	\$ 16,900.00
Average Public Works Part - Time	\$ 13,093.60	\$ 15,641.60
Eagle Lake Public Works Full Time	\$ 37,481.60	\$ 44,782.40
Eagle Lake Public Works Full Time 2022	\$ 39,686.40	\$ 48,380.80
Average Public Works Full Time	\$ 46,099.29	\$ 56,384.00
Eagle Lake Public Works Director	\$ 57,304.00	\$ 68,494.40
Eagle Lake Public Works Director 2022	\$ 63,589.72	\$ 81,611.03
Average Public Works Director	\$ 60,694.40	\$ 73,964.80



City	Population	Job Title	Full-time or Part-time	# of employ	# of Steps	Range Min	Range Max
Blue Earth County	68203	Public Works Supervisor	Full Time	2		\$ 54,537.60	\$ 75,441.60
City of Blue Earth		Road Supervisor					
City of Faribault							
City of Gaylord	2230	Street/Stormwater Maintenance Technician	Full Time	1		\$ 42,556.80	\$ 54,974.40
City of Jackson	3386	Public Works Supervisor	Full Time	1		\$ 64,064.00	\$ 89,419.20
City of Janesville							
City of Lake Crystal	2602	Public Works Supervisor	Full Time	1		\$ 51,708.80	\$ 75,732.80
City of Le Center							
City of Le Sueur	4100	Public Works Supervisor	Full Time	1		\$ 74,228.24	\$ 95,872.50
City of Madison Lake							
City of Mankato							
City of Mapleton							
City of St. James							
City of Waseca							
City of Windom							
North Mankato							
Eagle Lake	3,278	Public Works Supervisor	Full Time	1	10	\$ 41,620.80	\$ 49,732.80
Average		PUBLIC WORKS SUPERVISOR				\$ 54,835.73	\$ 73,146.34
PROPOSED for 2022 - Eagle Lake		Public Works Supervisor	Full-time			\$44,075.20	\$ 53,726.40
		Public Works	Seasonal				
Blue Earth County	68203	Seasonal Public Works	Seasonal	8		\$ 12.50	\$ 15.00
City of Janesville	2507	Public Works	Seasonal				
City of Le Sueur	4018	Public Works	Seasonal	7			
Lake Crystal	2545	Public Works	Seasonal	2	6	\$ 10.09	\$ 14.41
North Mankato	14275	Public Works	Seasonal	17			
Madison Lake	1216	Public Works	Seasonal	1	10	\$ 15.68	\$ 16.88
Eagle Lake	3,278	Public Works	Seasonal	2	10	\$ 11.54	\$ 13.79
Average		PUBLIC WORKS				\$ 12.44	\$ 15.03
PROPOSED for 2022 - Eagle Lake		Public Works	Seasonal			\$ 12.22	\$ 14.90
		Public Works	Part Time				
City of Janesville	2507	Public Works	Part -Time				
North Mankato	14275	Public Works	Part -Time	1			
Eagle Lake	3,278	Public Works	Part - Time	1	10	\$ 13,093.60	\$ 15,641.60
Average		PUBLIC WORKS				\$ 13,093.60	\$ 15,641.60
PROPOSED for 2022 - Eagle Lake		Public Works	Part-Time			\$ 13,863.20	\$ 16,900.00
		Public Works	Full Time				
Blue Earth County	68203	Medium Equipment Operator	Full Time	16		\$ 41,329.60	\$ 54,475.20
City of Blue Earth	3332	Heavy Equipment Operator	Full Time	4		\$ 38,230.40	\$ 49,566.40
City of Faribault							
City of Gaylord							
City of Jackson	3386	Water/Wastewater Maintenance Worker	Full Time	1		\$ 39,332.80	\$ 53,601.60
City of Janesville	2507	Public Works	Full-Time	1	9	\$ 42,348.80	\$ 55,036.80
City of Janesville	2507	Public Works Director	Full-Time	1	9	\$ 57,886.40	\$ 75,129.60
City of Lake Crystal	2602	Street Maintenance Worker	Full Time	3		\$ 35,401.60	\$ 51,854.40
City of Le Center	2510	Maintenance Worker	Full Time	4		\$ 58,323.20	\$ 69,222.40
City of Le Sueur	4100	Water/Wastewater Maintenance Worker	Full Time	5		\$ 52,834.19	\$ 68,239.46
City of Le Sueur	4100	Public Works Operator II	Full Time	3		\$ 52,834.19	\$ 68,239.46
Madison Lake	1216	Public Works	Full-Time	2	10	\$ 39,121.68	\$ 46,972.22
City of Mankato							
City of Mapleton							
City of St. James							
City of Waseca							
City of Windom	4637	Equipment Operator	Full Time	2		\$ 37,294.40	\$ 46,675.20
City of Windom	4637	Water/Wastewater Maintenance Worker	Full Time	3		\$ 68,667.20	\$ 49,732.80
North Mankato	13045	Street Maintenance Worker	Full Time	7		\$ 44,304.00	\$ 55,848.00
Eagle Lake	3,007	Public Works	Full Time	1	10	\$ 37,481.60	\$ 44,782.40
Average		PUBLIC WORKS				\$ 46,099.29	\$ 56,384.00
PROPOSED for 2022 - Eagle Lake		Public Works	Full-Time			\$ 39,686.40	\$ 48,380.80
		Public Works Director	Full Time				
Blue Earth County	68203	Assistant Engineer	Full Time	1		\$ 89,606.00	\$ 124,238.40
City of Mankato	41044	Director of Public Works	Full Time	1		\$ 115,755.70	\$ 156,270.20
City of Blue Earth	3332	Public Works/Wastewater Supervisor	Full Time	1		\$ 63,169.60	\$ 83,116.80
City of Faribault							
City of Gaylord	2230	Public Works Director	Full Time	1		\$ 58,572.80	\$ 75,649.60
City of Jackson							
City of Janesville							
Lake Crystal	2602	Public Works Director	Full-Time	2	7	\$ 51,708.80	\$ 75,732.80
City of Le Center							
City of Le Sueur							
Madison Lake	1216	Public Works Director	Full-Time	1	10	\$ 56,279.60	\$ 67,544.26
City of Mapleton							
City of St. James							
City of Waseca							
City of Windom							
North Mankato	13045	Public Works Director	Full Time	1		\$ 94,503.50	\$ 119,128.30
Eagle Lake	3,278	Public Works Director	Full Time	1	10	\$ 57,304.00	\$ 68,494.40
Average		PUBLIC WORKS DIRECTOR				\$ 63,589.72	\$ 81,611.03
PROPOSED for 2022 - Eagle Lake		Public Works Director				\$ 60,694.40	\$ 73,964.80



City	Population	Job Title	Full-time or Part-time	# of employees	# of steps	Range Min	Range Max
		Police Officer	Full Time				
City of Mankato	41,044	Police Officer	Full Time	40		\$ 63,523.20	\$ 78,124.80
Blue Earth County	68,203	Deputy Sheriff	Full Time	17		\$ 54,537.60	\$ 75,441.60
City of Blue Earth	3,332	Patrol Officer	Full Time	4		\$ 46,488.00	\$ 61,027.20
City of Faribault							
City of Gaylord	2,230	Police Officer	Full Time	3		\$ 51,848.16	\$ 66,961.44
City of Jackson							
City of Janesville	2507	Police Officer	Full-Time	3	9	\$ 50,086.40	\$ 65,062.40
City of Lake Crystal	2,602	Police Officer	Full Time	3		\$ 40,268.80	\$ 58,968.00
City of Le Center							
City of Le Sueur	4,100	Police Officer		5		\$ 59,174.30	\$ 76,428.19
Madison Lake	1216	Police Officer	Full-Time	1	10	\$ 46,928.75	\$ 56,323.28
City of Mapleton							
City of St. James	4,298	Police Officer	Full Time	6		\$ 55,723.20	\$ 66,580.80
City of Waseca							
City of Windom	4,637	Police Officer	Full Time	7		\$ 48,838.40	\$ 62,795.20
North Mankato	13045	Police Officer	Full-Time	10	5	\$ 60,944.00	\$ 77,188.80
Eagle Lake	3,278	Police Officer	Full - Time	2	10	\$ 43,534.40	\$ 52,020.80
Average		POLICE OFFICER				\$ 50,383.44	\$ 64,335.61
PROPOSED for 2022 - Eagle Lake		Police Officer	Full-Time			\$46,092.80	\$56,201.60
		Police Officer	Part Time				
City of Janesville	2507	Police Officer	Part -Time	5			
Le Sueur	4100	Police Officer	Part -Time	8	1		
Lake Crystal	2602	Police Officer	Part -Time	2	1	\$ 17,555.20	\$ 17,555.20
Madison Lake	1216	Police Officer	Part -Time	3	0	\$ 19,604.00	\$ 19,604.00
Eagle Lake	3,278	Police Officer	Part - Time	1	10	\$ 16,192.80	\$ 19,354.40
Average		POLICE OFFICER				\$ 17,784.00	\$ 18,837.87
PROPOSED for 2022 - Eagle Lake		Police Officer	Part-Time			\$ 17,149.60	\$ 20,904.00
		Police Chief	Full Time				
City of Mankato		Assistand Director of	Full Time	1		\$ 91,689.35	\$ 123,780.60
Blue Earth County	68,203	Chief Deputy Sheriff	Full Time	1		\$ 98,904.00	\$ 136,843.20
City of Blue Earth	3,332	Police Chief	Full Time	1		\$ 63,356.80	\$ 82,368.00
City of Faribault							
City of Gaylord	2,230	Police Chief	Full Time	1		\$ 67,787.20	\$ 87,568.00
City of Jackson							
City of Janesville	2507	Police Chief	Full-Time	1	9	\$ 62,212.80	\$ 80,787.20
City of Lake Crystal	2,602	Police Chief	Contracted	1			
City of Le Center							
City of Le Sueur	4,100	Police Chief	Full Time	1		\$ 93,111.90	\$ 120,261.20
Madison Lake	1216	Police Chief	Full-Time	1	10	\$ 62,760.05	\$ 75,329.49
City of Mapleton							
City of St. James	4,298	Police Chief	Full Time	1		\$ 75,176.53	\$ 93,398.29
City of Waseca							
City of Windom	4,637	Police Chief	Full Time	1		\$ 73,611.20	\$ 92,019.20
North Mankato	13,045	Police Chief	Full Time	1		\$ 94,503.00	\$ 119,124.00
Eagle Lake	3,278	Police Chief	Full Time	1	10	\$ 61,942.40	\$ 74,027.20
Average		POLICE CHIEF				\$ 72,717.99	\$ 91,653.62
PROPOSED for 2022 - Eagle Lake		Police Chief	Full-Time			\$65,603.20	\$79,955.20

City	Population	Job Title	Full-time or Part-t	# of employ	# of Steps in	Range Min	Range Max
Blue Earth County	68,203	City Administrator	Full Time	1		\$ 131,518.40	\$ 180,918.40
City of Mankato		County Administrator	Full Time	1			
City of Blue Earth	3,332	Clerk Administrator	Full Time	1		\$ 70,526.40	\$ 103,963.20
City of Faribault							
City of Gaylord	2,230	City Administrator	Full Time	1		\$ 74,027.20	\$ 95,617.60
City of Jackson	3,386	City Administrator	Full Time	1		\$ 83,886.40	\$ 118,123.20
Janesville	2,705	City Administrator	Full-Time	1	9	\$ 75,275.20	\$ 97,718.40
City of Lake Crystal	2,602	City Administrator	Full Time	1		\$ 54,400.00	\$ 87,445.00
City of Le Center	2510	City Administrator	Full Time	1		\$ 67,808.00	
City of Le Sueur	4,100	City Administrator	Full Time	1		\$ 104,285.30	\$ 134,692.60
Madison Lake	1216	City Administrator	Full-Time	1	Exempt	\$ 66,934.00	\$ 80,350.00
City of Mapleton							
City of St. James	4,298	City Administrator	Full Time	1		\$ 94,909.08	\$ 117,913.20
City of Waseca							
City of Windom	4,637	City Administrator	Full Time	1		\$ 96,907.20	\$ 121,139.20
North Mankato	13,045	City Administrator	Full Time	1		\$ 132,000.00	\$ 143,166.40
Eagle Lake	3,278	City Administrator	Full Time	1	2	\$ 73,244.04	\$ 94,197.20
Average		CITY ADMINISTRATOR				\$ 82,850.24	\$ 108,575.09
PROPOSED for 2022 - Eagle Lake		City Administrator	Full Time	1		\$77,656.44	\$101,749.93
City of Mankato	41,044	311 Customer Service Agent	Full Time	6		\$ 40,554.29	\$ 54,748.29
Blue Earth County	68,203		Full Time				
City of Blue Earth	3,332	Office Specialist	Full Time	1	2	\$ 34,798.40	\$ 45,780.80
City of Faribault			Full Time				
City of Gaylord			Full Time				
City of Jackson	3,386	Administrative Clerk - Level II	Full Time	1		\$ 39,332.80	\$ 53,601.60
Janesville	2,705	Administrative Clerk	Full-Time	1	9	\$ 42,348.80	\$ 55,036.80
Lake Crystal	2602	Administrative Clerk	Full-Time	1	7	\$ 43,180.80	\$ 63,232.00
City of Le Center	2,510	Administrative Assistant	Full Time	1		\$ 42,868.80	
City of Le Sueur	4,100	Technician	Full Time	1	3	\$ 47,173.39	\$ 60,928.09
Madison Lake			Full-Time				
City of Mapleton			Full Time				
City of St. James	4,298	Administrative Assistant	Full Time	1		\$ 41,997.95	\$ 52,153.11
City of Waseca			Full Time				
City of Windom	4,637	Secretary	Full Time	2		\$ 37,065.60	\$ 48,131.20
North Mankato			Full Time				
Eagle Lake	3,278	Administrative Clerk	Full Time	1	10	\$ 32,385.60	\$ 38,833.60
Average		ADMINISTRATIVE CLERK				\$ 40,128.02	\$ 52,212.15
PROPOSED for 2022 - Eagle Lake		Administrative Clerk	Full Time			\$34,299.20	\$ 41,808.00
		Deputy Clerk					
Blue Earth County	68,203	Deputy County Administrator	Full Time	1		\$ 107,806.40	\$ 160,555.20
City of Blue Earth			Full Time				
City of Faribault			Full Time				
City of Gaylord	2,230	Deputy Clerk	Full Time	1		\$ 42,556.80	\$ 54,974.40
City of Jackson	3,386	City Clerk/Zoning Administrator	Full Time	1		\$ 54,558.40	\$ 75,670.40
Janesville	2,705	Deputy Clerk	Full-Time	1	9	\$ 62,212.80	\$ 80,787.20
Lake Crystal	2601	Deputy Clerk	Full-Time	1	7	\$ 47,008.00	\$ 68,827.20
City of Le Center	2,510	Deputy Clerk	Full Time	1		\$ 58,052.80	
City of Le Sueur			Full Time				
Madison Lake	1216	Deputy Clerk/Bookkeeper	Part-Time		10	\$ 35,098.75	\$ 42,122.70
City of Mankato			Full Time				
City of Mapleton			Full Time				
City of St. James			Full Time				
City of Waseca			Full Time				
City of Windom			Full Time				
North Mankato	13,045	City Clerk	Full Time	1		\$ 66,622.40	\$ 83,990.40
Eagle Lake	3,278	Deputy Clerk	Full Time	1	10	\$ 42,848.00	\$ 51,251.20
Average		DEPUTY CLERK				\$ 51,119.74	\$ 65,374.79
PROPOSED for 2022 - Eagle Lake		Deputy Clerk	Full Time			\$ 45,385.60	\$55,307.20

#3

# WEBICINE

THE CURE FOR YOUR TECHNOLOGY HEADACHES

27881 Stevens St.  
New Prague, MN 56071  
612 208-2543  
support@webicine.com

## Estimate

Date	Estimate #
11/15/2021	1857

Name / Address
City of Eagle Lake 705 Parkway Avenue PO Box 159 Eagle Lake, MN 56024

Item	Description	Time/Qty	Cost	Total
Website re-design	Move the Website to the Wordpress platform for better security and ease of management. We will give it a new look if desired. This includes moving all of the current content and incorporating it into the new design. Sales Tax -	1	4,500.00	4,500.00
			7.375%	0.00
	* Includes 2 hrs of training			
	* Will take approximately 5 weeks to complete set up & transfer of information.			
I look forward to working with you on this project.			<b>Total</b>	\$4,500.00

Signature \_\_\_\_\_